

ZONING

200 Attachment 2

APPENDIX A Design Standards and Guidelines for Business Districts [Added 5-25-1999 by L.L. No. 1-1999]

SECTION A. Purpose and intent.

These Design Standards and Guidelines are intended to provide a basis for developers, property owners, business operators, the Planning Board, and the Zoning Board of Appeals to address various concerns related to the physical design of development in the Town's business districts. The guidelines provide design criteria and suggest development approaches which will help both the Town and applicants consider issues of site organization, architecture, landscaping, parking, site design, and pedestrian circulation. The purposes are to:

1. Maintain or improve the appearance and historic character of the Town's hamlets and business districts;
2. Encourage the highest quality of architectural and site design;
3. Clarify and define design objectives pursuant to the Town's zoning laws;
4. Establish a clear and consistent method for reviewing plans for new buildings and renovation or alteration of existing buildings and sites;
5. Reduce delays and confusion that developers, property owners or business operators may encounter during the design phase of proposed projects; and
6. Minimize land use conflicts;

SECTION B. Utilization.

1. The Design Standards and Guidelines should be addressed by applicants at the beginning of the design phase of development and will be utilized by the reviewing board during review of applications for site plan or special permit approval.
2. This Appendix contains graphics and text that depict required or preferred building size, placement, massing, orientation and setback; acceptable building materials and roof types; location and design of parking areas and building entries; landscaping design and street furniture to promote the quality of design that responds to the unique historical and architectural features of Marbletown. The standards included herein are recommended for use throughout the business

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districts, even for actions which do not require formal approval under this section.

3. In addition to meeting the requirements of this section, applicants must also satisfy the objectives of site plan review as set forth in Article VIII, Administration, § 200-68, Site plan approval; and Article VI, Supplementary Regulations, § 200-46, Uses allowed by special permit.

SECTION C. Documentation to be submitted.

In addition to the required submissions set forth in § 200-68E for site plan approval, an application for site plan approval or a special use permit in the SR, B-1 or B-2 District shall be accompanied by architectural plans of proposed buildings or additions, which shall include building facades, wall and roof materials, architectural, window and door details, colors and such other data as the reviewing board deems necessary for it to determine whether the proposed structure complies with these Design Standards and Guidelines for Business Districts. The reviewing board may waive the submission of any such plans or documents as it deems to be unnecessary for the board to make its determination.

SECTION D. Organization of design standards and guidelines.

The design standards and guidelines set forth below in Section E are organized and intended to be used as follows:

1. District groupings. Because various portions of the commercial districts have similarities in scale, architecture, lot size and use, the Design Standards and Guidelines are based on the following groupings of zoning districts, as shown on the Zoning Map, which are used throughout this Appendix:

Group A: Includes all SR Districts and all B-1 Districts except the southern B-1 District in Stone Ridge.

Group B: Includes the southern B-1 District in Stone Ridge and all B-2 Districts.

2. Standards and guidelines. For each element of building or site design (roof type, building placement, etc.) the Design Standards and Guidelines are divided into two categories, as follows:
 - a. Required standards. These are standards which must be adhered to unless the reviewing board determines that an alternative is appropriate, as set forth in Subsection 2b below. Also included are standards which,

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while not required, are considered desirable in the business districts and will be encouraged by the reviewing board during project review.

- b. Possible alternatives subject to special conditions. In some cases, an applicant may seek permission to deviate from a required standard due to specific site conditions or functional requirements. The purpose of the special condition alternative is to provide flexibility in the design guidelines and to enable developers to design projects that are compatible with the Town's physical scale and historic character, although deviating from the required guidelines, by mitigating any negative visual impact.

SECTION E. Design Standards and Guidelines.

The Design Standards and Guidelines are set forth below for each District Group and include explanatory text and illustrations, where appropriate.

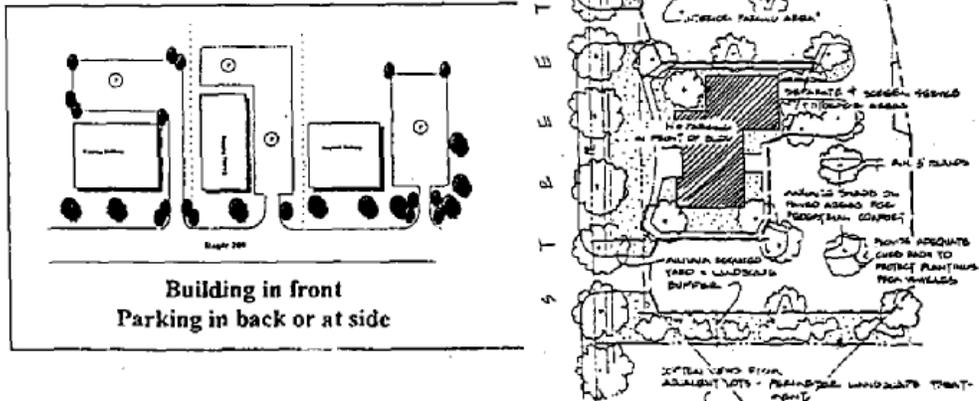
GROUP A

(SR Districts and B-1 Districts, except Stone Ridge South)

1. Building placement.
 - Maximum building setback shall not be greater than the average setback of the nearest two buildings on either side of the subject site or the minimum setback of the district, whichever is greatest.
 - Buildings shall be designed so that entrance doors and windows, rather than blank walls, garages or storage areas, face the street.
 - The front facade of buildings shall be within 5° of parallel to the adjacent street.
 - No parking area shall be located between a principal building and any public street.

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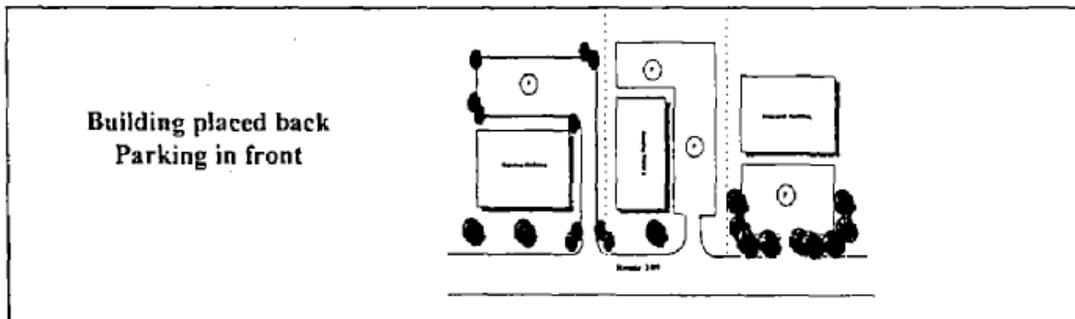
Illustration



Alternatives subject to special conditions:

Parking may be placed between the principal building and a public street, if necessary due to specific site conditions and/or functional requirements, if the parking is screened by topography or a year-round vegetative buffer of sufficient density to substantially limit the view of the parking lot.

Illustration



2. Building scale.

- The scale and mass of buildings shall be compatible with that of adjacent and nearby buildings, particularly as viewed from adjacent streets.
- The total footprint of any single building or group of attached buildings shall not exceed an area of 2,000 square feet except in the B-1 District in High Falls, where such footprint shall not exceed 2,500 square feet.
- Maximum building height shall not exceed 35 feet.

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3. Building facade materials.

- Exterior materials of new construction shall be compatible with those traditionally used in the hamlets and may include wood (clapboard, board and batten or shingles), natural stone (laid horizontally) or red common brick.
- Man-made or processed masonry materials (such as cultured stone) designed to simulate brick or stone may be used upon a determination by the reviewing board that the texture, color, method of construction and architectural features (lintels, sills, etc.) of the material is sufficiently similar to that of the natural material to be compatible.
- Facades of metal, plastic, plywood panels, ceramic tile, vinyl or similar materials are not permitted.
- Fences or walls with a maximum height of 42 inches may be located between a structure and the street, either parallel or perpendicular to the street, if constructed of either vertical wood pickets, with a separation between pickets at least equal to the width of the picket, or natural stone.
- Chain-link fences or solid wood fences are prohibited.

Alternatives subject to special conditions:

- Irregularly surfaced concrete block may only be used as an exterior surface material when designed to replicate the appearance, style, and detail of pre-20th Century stone buildings already in existence in Marbletown through the use of stone lintels and window types (described elsewhere in these guidelines) as well as cornice, soffit and trim details that are in keeping with these earlier historical models.
- Stucco or similar troweled or sprayed-on textured surface finishes shall only be permitted when used with a smooth (unpatterned) or sand finish, and would typically require wood trim, including corner boards, casing, and cornice and soffit details that are in keeping with earlier colonial or bungalow-style buildings already in existence in Marbletown.

4. Roof types and materials.

- All roofs shall be gabled with a minimum pitch of five inches vertical rise for each 12 inches of horizontal run.
- Peaked or slope roof dormers and cupolas are allowed.

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- Mansard roofs are not permitted.
- Roofing materials shall be either slate, standing seam metal, asphalt or fiberglass shingles or cedar shakes.

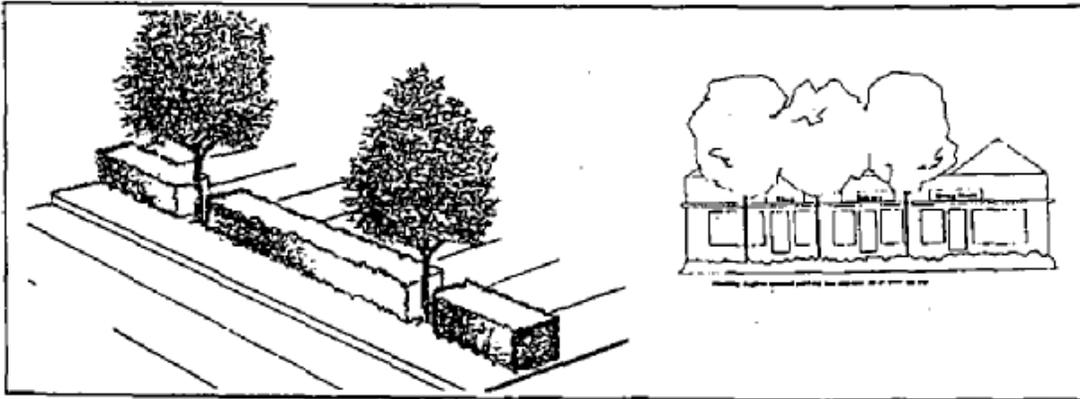
Alternatives subject to special conditions:

- Gambrel or hipped roofs may be allowed if designed in a manner that is determined to be consistent with past Dutch Colonial historic building styles.
 - Flat roofs may be allowed, only on two-story buildings, if designed with a roof cornice or overhang with brackets similar to Victorian buildings in High Falls or at the intersection of Route 209 and Route 213 in Stone Ridge.
5. Window treatment.
- The spacing, pattern and detailing of windows and window openings shall be compatible with those of other buildings in the general area.
 - Windows on the first floor should be oriented vertically. Those on the second floor shall relate to the first in shape, form and pattern, except for building types where smaller windows such as "eyebrow" windows are traditionally used.
 - Windows shall contain permanent muntins no wider than one inch in patterns consistent with the building style.
 - Removable muntins are not permitted.
6. Building colors. Building colors shall be selected from the historic color pallet recommended by any commercial paint manufacturer.
7. Accessory equipment.
- All roof-, wall- or ground-mounted mechanical equipment, such as heating and air conditioning units, exhaust fans, satellite dishes, etc., shall be confined within the principal structure or within an area enclosed by a wall, fence, berm or hedge of sufficient height and density to screen the equipment year round from view from adjacent streets, properties and parking lots. Such equipment shall not be located on the building roof and, if not housed within the building, the preferred location is at the rear of the building.

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- All dumpsters and similar containers shall be fully enclosed by an opaque fence and gate and screened by appropriate landscaping. No dumpster shall be located in front of a building, and the preferred location is at the rear of the building.
8. Parking lot design.
- Parking lots abutting public streets shall be separated from the street by a buffer area of at least five feet in width which includes trees or low walls, or hedges or shrubs or a combination thereof.

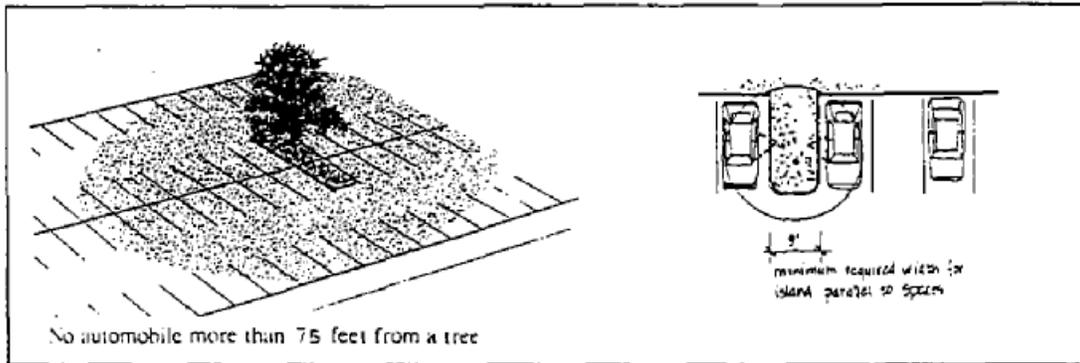
Illustration



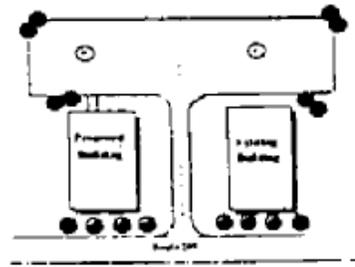
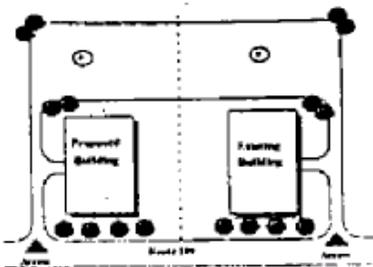
- The interior and edges of parking lots shall include landscaping of sufficient area to break up and/or screen any large mass of parking.
- No row of perpendicular parking spaces shall exceed 10 spaces unless a landscaped island of at least nine feet in width is provided.
- No parking space shall be located more than 75 feet from a large deciduous tree or conifer.

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Illustration



- Landscaping materials shall satisfy the following minimum requirements and shall be maintained and replaced as necessary to retain conformance with the approved landscaping plan:
 1. Large deciduous trees: two-inch caliper.
 2. Conifers: six feet high.
 3. Small flowering trees: one-inch caliper.
 4. Large shrubs: thirty-inch height.
 5. Small shrubs: eighteen-inch height.
- A single access to adjoining parking lots or an interconnection between adjoining parking lots is encouraged and may be required where necessary to provide safe traffic management.



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9. Buffering between uses.
 - Where the site of a regulated activity abuts an existing residential use or a residential district boundary, a year-round buffer of trees, shrubs, walls or fencing shall be provided or maintained that is sufficient to screen the activity from the abutting lot or residential district.
 - Existing walls, fences, trees or landscaping shall not be removed from such a buffer area without prior approval of the reviewing board.
 - The minimum standards for landscaping materials in parking lots shall apply to new plantings in buffer areas.
10. Signage.
 - Any sign lighting shall be via an external light source oriented to avoid glare towards adjacent roadways.
 - Internally lighted signs are prohibited.
 - Signs constructed of wood with painted, carved or mounted letters are preferred.
11. Lighting.
 - Light fixtures from a manufacturer of historic lighting are preferred.
 - Illumination levels shall not exceed a maximum of two footcandles at the property line or 10 footcandles anywhere on the site.
 - All external light sources shall be designed to direct glare away from adjacent streets, properties and the sky.
 - Light fixtures shall be no higher from finished grade than 18 feet or the building height, whichever is less.
 - To provide optimum color rendition, lamps are preferred in the following order: metal halide, high-pressure sodium, low-pressure sodium. A mixture of lamp types on the same site is to be avoided.

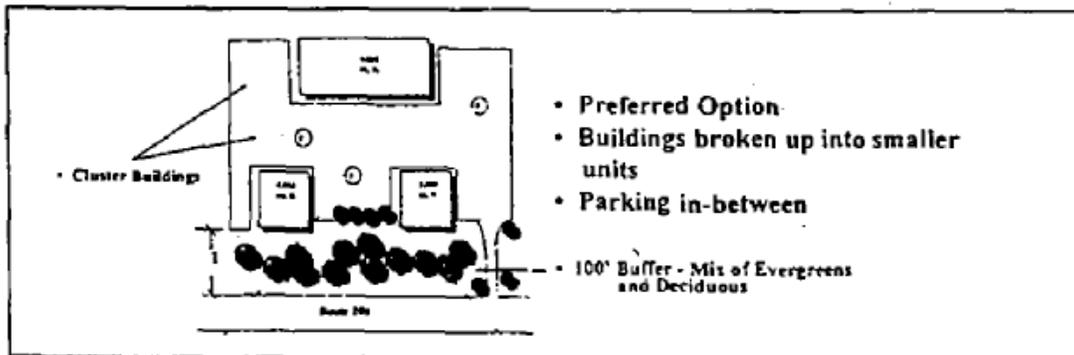
Group B (B-1 South and B-2 Districts)

1. Building and parking lot placement.

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- Groupings of small buildings are encouraged and, where more than one building is proposed, the smaller building(s) shall be located nearest the street and the larger building toward the rear of the lot. (See "Building Scale" below for area requirements.)
- Buildings shall be located so that small parking lots are created between and adjacent to individual buildings rather than one large, unbroken parking lot.
- Buildings and parking lots shall be set back a minimum distance of at least 100 feet. The one-hundred-foot area between the street and any building or parking lot shall be planted with a mix of evergreen and deciduous trees, as necessary to supplement existing vegetation, in an irregular, random pattern to create a natural-appearing buffer area. Provision of bikeways or footpaths in this buffer area will be encouraged. Existing trees, walls, fences or landscaping shall not be removed from the buffer area without prior approval of the reviewing board.
- A parking lot with a width of more than 100 feet parallel to the street may only be located at or near the one-hundred-foot setback if the parking lot is screened by topography or a year-round vegetated buffer of sufficient density to substantially limit the view of the parking lot.
- Where vegetated buffers are required to "substantially limit" views of buildings or parking lots, it is not intended that such elements be completely screened from view. It is intended that such buffer provide foreground that is sufficiently dense to filter views through it so as to visually soften and break up the mass of the buildings or parking lots. The reviewing board shall determine the appropriate density and materials of the buffer based on the distance to the building or parking lot and to what extent the design features of the building comply with the design standards set forth throughout this section.

Illustration



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Alternatives subject to special conditions:

- A building with a footprint greater than 5,000 square feet may only be located at or near the one-hundred-foot setback if the front facade is broken to avoid long flat surfaces and the building is screened by topography or a year-round vegetated buffer of sufficient density to substantially limit the view of the building.
- The reviewing board may waive all or a portion of the one-hundred-foot buffer if it determines that the scale and design of the proposed building are similar to those in the SR and B-1 Districts and that the standards for Group A are more appropriate for the proposed development.

2. Building scale.

a. B-1 District [Stone Ridge (South)].

- The maximum footprint of a single freestanding building shall be 5,000 square feet, and the maximum gross floor area shall be 10,000 square feet.
- If more than one building is located on the site, the maximum footprint of any building shall be 4,000 square feet and the maximum gross floor area of any building shall be 8,000 square feet.
- In order to minimize the apparent scale of buildings, facades should be broken by periodic setbacks, and roof lines should include offsets and changes in pitch; other design features, such as porches or cupolas, which are compatible with the style of the building may also be used.
- Maximum building height shall not exceed 35 feet.

Alternatives subject to special conditions: The maximum footprint of a single freestanding building may be increased to 7,500 square feet and gross floor area to 15,000 square feet if the apparent scale of the building is reduced by a substantially increased setback, or more dense screening is provided or a combination thereof.

b. B-2 Districts.

- The maximum footprint of a single freestanding building shall be 10,000 square feet and the maximum gross floor area shall be 20,000 square feet.
- If more than one building is located on a site, no building shall have a footprint of more than 4,000 square feet. The total footprint of all buildings on the site

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shall not exceed 12,500 square feet, and the gross floor area shall not exceed 25,000 square feet.

- Maximum building height shall not exceed 35 feet.

Alternatives subject to special conditions: The maximum footprint of a single freestanding building may be increased to 12,500 square feet and gross floor area to 25,000 square feet if the apparent scale of the building is reduced by a substantially increased setback, or if more dense screening is provided, or a combination thereof.

3. Building facade materials.

- Same as for Group A.
- Smooth or patterned concrete block may be used if the reviewing board determines that the building will be substantially screened year round from view from adjacent streets and properties by a combination of dense landscaping, fences or walls and enlarged setbacks.

4. Roof types and materials.

- Roofs in the B-1 District (Stone Ridge South) shall comply with the same standards as those in Group A.
- Flat roofs are allowed in the B-2 District, but false peaks or cornices facing the street and extending along the building sides are preferred. Flat roofs in the B-2 District may have rolled or other appropriate roofing.
- Mansard roofs are not permitted.

Alternatives subject to special conditions: same as Group A in the B-1 District (Stone Ridge South).

5. Window treatment.

- All windows on the same floor shall have the same orientation (horizontal or vertical), and windows on each floor shall relate in terms of shape, form and pattern.
- Window sizes, shapes, spacing and height with a residential scale are preferred over large display windows.
- Windows shall be located to avoid large expanses of blank, windowless walls facing the street and abutting properties.

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6. Colors. same as Group A.
7. Accessory equipment: same as Group A.
8. Parking lot design.
 - Same as Group A except for one-hundred-foot buffer from adjacent street.
 - Allocation of space in parking lots for a kiosk, information center, historical display or similar purpose is encouraged.
9. Buffer between uses: same as Group A with the addition of berms.
10. Signage: same as Group A.
11. Lighting: same as Group A.

SECTION F. Procedures and findings by reviewing board.

1. During its review of an application for site plan or special permit approval, the reviewing board shall consider the preceding Design Standards and Guidelines in addition to other applicable standards and requirements of Chapter 200, Zoning.
2. To assist in the review of applications subject to these Design Standards and Guidelines, the reviewing board may solicit assistance from a professional architect, landscape architect or planner to act as an advisor, at the applicant's expense.
3. Following complete and thorough review of all documentation, the reviewing board shall, in addition to all other required actions, make a determination that the proposed action complies with the Design Standards and Guidelines, or complies subject to certain revisions or modifications or does not comply. If it is determined that a proposed action does not comply with the Design Standards and Guidelines, the reviewing board shall set forth the basis for such determination and shall deny the application.
4. If the reviewing board finds that one or more of the specified alternatives subject to special conditions is appropriate for approval, it shall set forth the basis for such a determination, including the specific mitigating measures which shall be required as a condition of approval.

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5. In addition, the reviewing board is authorized to consider and approve additional variations to the Design Standards and Guidelines, at the request of the applicant, if it determines that the proposed variations are due to specific unique circumstances of the applicant's property, are particularly innovative and of extremely high quality design, will contribute to the aesthetic character of the surrounding area and will further the objectives of the Design Standards and Guidelines.

6. Approvals, determinations and conditions rendered under this section shall have the same effect and shall be administered and enforced in the same manner as any other approvals, determinations or conditions rendered by the reviewing board regarding the site plan or special permit for which approval has been sought.